



Figure 1. The effect of the concentration of the polymer on the surface energy of the polymer-coated glass slides.

Figure 1. The effect of the concentration of the solution on the adsorption of the dye. The concentration of the solution was 0.01, 0.02, 0.03, 0.04, 0.05, 0.06, 0.07, 0.08, 0.09, 0.1, 0.2, 0.3, 0.4, 0.5, 0.6, 0.7, 0.8, 0.9, 1.0, 1.5, 2.0, 3.0, 4.0, 5.0, 6.0, 7.0, 8.0, 9.0, 10.0, 15.0, 20.0, 30.0, 40.0, 50.0, 60.0, 70.0, 80.0, 90.0, 100.0, 150.0, 200.0, 300.0, 400.0, 500.0, 600.0, 700.0, 800.0, 900.0, 1000.0, 1500.0, 2000.0, 3000.0, 4000.0, 5000.0, 6000.0, 7000.0, 8000.0, 9000.0, 10000.0, 15000.0, 20000.0, 30000.0, 40000.0, 50000.0, 60000.0, 70000.0, 80000.0, 90000.0, 100000.0, 150000.0, 200000.0, 300000.0, 400000.0, 500000.0, 600000.0, 700000.0, 800000.0, 900000.0, 1000000.0, 1500000.0, 2000000.0, 3000000.0, 4000000.0, 5000000.0, 6000000.0, 7000000.0, 8000000.0, 9000000.0, 10000000.0, 15000000.0, 20000000.0, 30000000.0, 40000000.0, 50000000.0, 60000000.0, 70000000.0, 80000000.0, 90000000.0, 100000000.0, 150000000.0, 200000000.0, 300000000.0, 400000000.0, 500000000.0, 600000000.0, 700000000.0, 800000000.0, 900000000.0, 1000000000.0, 1500000000.0, 2000000000.0, 3000000000.0, 4000000000.0, 5000000000.0, 6000000000.0, 7000000000.0, 8000000000.0, 9000000000.0, 10000000000.0, 15000000000.0, 20000000000.0, 30000000000.0, 40000000000.0, 50000000000.0, 60000000000.0, 70000000000.0, 80000000000.0, 90000000000.0, 100000000000.0, 150000000000.0, 200000000000.0, 300000000000.0, 400000000000.0, 500000000000.0, 600000000000.0, 700000000000.0, 800000000000.0, 900000000000.0, 1000000000000.0, 1500000000000.0, 2000000000000.0, 3000000000000.0, 4000000000000.0, 5000000000000.0, 6000000000000.0, 7000000000000.0, 8000000000000.0, 9000000000000.0, 10000000000000.0, 15000000000000.0, 20000000000000.0, 30000000000000.0, 40000000000000.0, 50000000000000.0, 60000000000000.0, 70000000000000.0, 80000000000000.0, 90000000000000.0, 100000000000000.0, 150000000000000.0, 200000000000000.0, 300000000000000.0, 400000000000000.0, 500000000000000.0, 600000000000000.0, 700000000000000.0, 800000000000000.0, 900000000000000.0, 1000000000000000.0, 1500000000000000.0, 2000000000000000.0, 3000000000000000.0, 4000000000000000.0, 5000000000000000.0, 6000000000000000.0, 7000000000000000.0, 8000000000000000.0, 9000000000000000.0, 10000000000000000.0, 15000000000000000.0, 20000000000000000.0, 30000000000000000.0, 40000000000000000.0, 50000000000000000.0, 60000000000000000.0, 70000000000000000.0, 80000000000000000.0, 90000000000000000.0, 100000000000000000.0, 150000000000000000.0, 200000000000000000.0, 300000000000000000.0, 400000000000000000.0, 500000000000000000.0, 600000000000000000.0, 700000000000000000.0, 800000000000000000.0, 900000000000000000.0, 1000000000000000000.0, 1500000000000000000.0, 2000000000000000000.0, 3000000000000000000.0, 4000000000000000000.0, 5000000000000000000.0, 6000000000000000000.0, 7000000000000000000.0, 8000000000000000000.0, 9000000000000000000.0, 10000000000000000000.0, 15000000000000000000.0, 20000000000000000000.0, 30000000000000000000.0, 40000000000000000000.0, 50000000000000000000.0, 60000000000000000000.0, 70000000000000000000.0, 80000000000000000000.0, 90000000000000000000.0, 100000000000000000000.0, 150000000000000000000.0, 200000000000000000000.0, 300000000000000000000.0, 400000000000000000000.0, 500000000000000000000.0, 600000000000000000000.0, 700000000000000000000.0, 800000000000000000000.0, 900000000000000000000.0, 1000000000000000000000.0, 1500000000000000000000.0, 2000000000000000000000.0, 3000000000000000000000.0, 4000000000000000000000.0, 5000000000000000000000.0, 6000000000000000000000.0, 7000000000000000000000.0, 8000000000000000000000.0, 9000000000000000000000.0, 10000000000000000000000.0, 15000000000000000000000.0, 20000000000000000000000.0, 30000000000000000000000.0, 40000000000000000000000.0, 50000000000000000000000.0, 60000000000000000000000.0, 70000000000000000000000.0, 80000000000000000000000.0, 90000000000000000000000.0, 100000000000000000000000.0, 150000000000000000000000.0, 200000000000000000000000.0, 300000000000000000000000.0, 400000000000000000000000.0, 500000000000000000000000.0, 600000000000000000000000.0, 700000000000000000000000.0, 800000000000000000000000.0, 900000000000000000000000.0, 10000000

Figure 1. Schematic diagram of the experimental setup. The subject is seated in a chair and views the target through a video camera. The target is a light source that is controlled by a computer. The subject's hand is positioned over the target. The target is a light source that is controlled by a computer. The subject's hand is positioned over the target. The target is a light source that is controlled by a computer. The subject's hand is positioned over the target.

DATE: 2/2/88 TIME: 13:00

CHARTERED ACCOUNTANTS

100-443887-100

100-443886-100

Signature: _____ Date: _____

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(continued)

Spain (Aragón, Asturias, Cantabria, Castile and León, Castile-La Mancha, Castile and the Leon, Catalonia, Extremadura, Galicia, Girona, Madrid, Murcia, Navarre, Basque Country, Valencia, Balearic Islands, Canary Islands, Ceuta and Melilla).

Asperula cynosuroides

— *Journal of the American Statistical Association*, 1997, Vol. 92, No. 439, pp. 1029–1042

1. The first step in the process is to identify the problem or issue that needs to be addressed. This involves gathering information and understanding the context of the problem.

Journal of Management Inquiry 18(6) 709–724

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Street-Use and Mapping

T. 628.271.2000 49 South Van Ness Ave. 3rd Floor, San Francisco, CA 94103.

APPLICATION FOR STREET IMPROVEMENT PERMIT

BLDG. PERMIT APPLICATION # 202108096049

BSM PERMIT#

For Official Use Only

SITE INFORMATION

Site Address: 200 Naples stCross Street: Avalon Block: 6008 Lot: 001Owner Name: patrick gallagherPhone: 925-325-3911 E-Mail: bigblockpat@gmail.com

APPLICANT/AUTHORIZED AGENT INFORMATION

NOTE: If you are not applying as the property owner, you MUST complete the Certificate of Authorized Agent section at the end of this form in order for Public Works to begin reviewing your application.

Name: _____ Company Name: _____

Address: _____ City: _____ State: _____ Zip: _____

Phone: _____ E-Mail: _____

REQUIRED APPLICANT INFORMATION

- ☒ **Individual Applicant:** Driver's License or State ID Number C1257523
- ☐ **Business Applicant:** San Francisco Business Account Number _____
- ☒ **OR** State License Number _____ ☐ Architect ☐ Engineer ☐ Contractor

PROJECT INFORMATION

Brief Description of Proposed Work:

reswore driveway access as per approved plans per job card 202108096049 dated 01/10/23

BSM PERMIT#

For Official Use Only

SITE ADDRESS: 200 naples st

Please complete the following only if this is an in-kind, voluntary repair not required by a building permit:

Street Space required? ☐ YES ☒ NO If yes, how many parking spaces? _____

Excavation Total SF: Asphalt none Concrete 12 cubic ft

Proposed Start Date: 4/17/23 End Date: 4/17/23

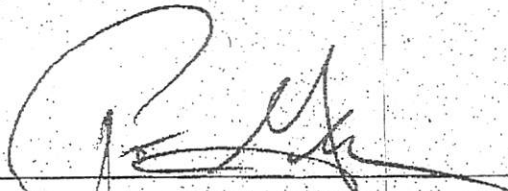
Days of Operation:	M <input type="checkbox"/>	T <input type="checkbox"/>	W <input type="checkbox"/>	TH <input type="checkbox"/>	F <input type="checkbox"/>	SA <input type="checkbox"/>	SU <input type="checkbox"/>
Hours:	AM <input type="checkbox"/>	PM <input type="checkbox"/>	to	AM <input type="checkbox"/>	PM <input type="checkbox"/>		

ADDITIONAL APPLICATION REQUIREMENTS

- ☐ Non-Refundable Fee (See Fee Schedule)
- ☐ Excavation Bond \$ _____
- ☐ Set of Plans. Plan requirements are available here. In most cases, photos may be submitted in lieu of plans for voluntary requests described above.

patrick gallagher

Print Name



Signature of Applicant/Authorized Agent

4/17/23

Date

STREET IMPROVEMENT PERMIT INFORMATION

A revocable San Francisco Public Works order and/or a revocable street improvement permit is required for any contractor to construct improvements in the public right-of-way.

This permit, if granted, is contingent upon the applicant complying with the following conditions:

1. Non-refundable payment fee to cover the cost of investigating and processing the permit application. (See Fee Schedule)
2. Provision of an excavation bond, in the amount of the improvement value, which shall remain in full force for three (3) years following completion of said improvements on an accepted City right-of-way per Article 8 and/or a performance bond, in the amount of the improvement value which shall remain in full force during the construction of said improvements on an unaccepted City street per Article 9 or the Public Works Code. The Director, at his or her discretion, may waive or reduce the amount of the bond.
3. If any associated encroachment permits are required, these additional permits must be issued and recorded as necessary prior to the issuance of the Street Improvement Permit.

SITE ADDRESS: **200 naples st**

BSM PERMIT#

For Official Use Only

The application shall be submitted with the following:

1. Include a site plan showing all property lines, dimensions and elevations of sidewalks, curbs, gutters, parking strips, curb cuts. Clearly label all street frontages. Also show all vault lids, street lights, fire hydrants, mailboxes, bus shelters, trees, trash receptacles, as well as all catch basins, manholes, sewers, culverts, storm drains, sanitary sewer, AWSS pipelines and other underground utility lines. Incomplete plans will result in the delay of permit issuance.
2. Please submit one (1) copy of the architectural site plan and elevation drawings.
3. The plans shall include a site plan showing information such as: paving, curbs, gutters, parking strips, sidewalks, catch basins, manholes, sewers, culverts, storm drains, sanitary sewers, AWSS pipelines and other utilities, street lights, fire hydrants, property lines. For a more complete list of information required on the plans refer to the Sample Street Improvement Plan and Street Improvement Permit Checklist.

The San Francisco Public Works shall make referrals to the

- San Francisco Municipal Transportation Agency (SFMTA)
- San Francisco Public Utilities Commission (SFPUC) / Bureau of Light, Heat and Power
- Public Works/Bureau of Engineering – Hydraulics Section and Mechanical Engineering Section
- Any other appropriate City agency

The applicant shall be responsible for submitting any fees, documents, reports and other information to the various City agencies as required.



EMAIL

Electronic copies (PDF) of the application materials may be sent to: BSMPermitDivision@sfdpw.org

Further information regarding street improvement permits, contact the Bureau of Street-Use and Mapping at (628) 271-2000.



Street-Use and Mapping

T. 628.271.2000 | 49 South Van Ness Ave, 3rd Floor, San Francisco, CA 94103

CERTIFICATION OF AUTHORIZED AGENT
--

6008 001

[Project Address]

[Block]

[Lot]

[Zip Code]

Public Works Permit Number(s) _____

Building Permit Application (BPA) Number _____

I/We, _____ hereby certify for the purpose of

[Name of Property Owner(s) – Print]

completing and submitting an application for street/sidewalk-use permit(s) with San Francisco Public Works, Bureau of Street-Use and Mapping, and for the completion of any form related to the San Francisco Public Works Code and/or to any City and County Ordinances and regulations, or State Codes, I/we are authorizing

_____ to sign all documents

[Name of Agent(s) – Print]

connected with this application(s) or permit(s).

I/We also acknowledge that certain permits for encroachments within the public right of way incur annual assessment fees and will be recorded against property title for life of encroachment.

[Authorized Agent Signature]

[Phone Number]

4/17/23

[CA Contractor, Driver's or SF Business License number]

[Date]

925-325-3911

4/17/23

[Property Owner Signature]

[Phone Number]

[Date]

CENTRAL PERMIT BUREAU
19 South Van Ness Ave. Suite 100
San Francisco, CA 94103

CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF BUILDING INSPECTION
1629/85213200

Receipt No. 23-21711-12-001
Application/Permit No. 307-05656043

PERMIT TO BE GRANTED TO:

ERECTOR: [REDACTED] ERECT SIGN DATE OF ISSUE: [REDACTED]
DRAWN BY: [REDACTED] GRADE: [REDACTED] ENGINEER REVIEW: [REDACTED]
EXCAVATION: [REDACTED] SECURE STREET SPACE: [REDACTED]
EXCAVATION: [REDACTED] SIDEWALK: [REDACTED] SIDEWALK: [REDACTED]
HOUSEHOLD WASTE: [REDACTED] REPAIR OR CONSTRUCT SIDEWALK: [REDACTED]

THIS PERMIT IS GRANTED IN ACCORDANCE WITH
PROVISIONS OF THE CHARTER AND ORDINANCES
THE CITY AND COUNTY OF SAN FRANCISCO AND
THE CURRENT STANDARD SPECIFICATIONS OF THE
DEPARTMENT OF BUILDING INSPECTION.

ADDITIONAL INFORMATION REQUIRED BY THE
PERMITTING OFFICE: [REDACTED]

SUPPLEMENTAL FEE PAID:

FINAL PLAN CHECK: [REDACTED] EXPEDITE FEE: [REDACTED] PENALTY: [REDACTED]
SPECIAL FEE: [REDACTED] FEE: [REDACTED]

PERMIT FEE: [REDACTED]

WADSWORTH CO. 80 BENTON

025-00001

ADDRESS: [REDACTED] STREET NUMBER: [REDACTED] CITY: [REDACTED]

300 NADLER ST

94103

PERMIT FEE: [REDACTED]
EXPEDITE FEE: [REDACTED]
PENALTY: [REDACTED]
SPECIAL FEE: [REDACTED]
FEE: [REDACTED]
TOTAL: [REDACTED]

PERMIT NO.:

PERMIT NO.:

ENGINEER: [REDACTED] DATE: [REDACTED]

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SPECIAL FEE: [REDACTED]
FEE: [REDACTED]
TOTAL: [REDACTED]

PERMIT FEE: [REDACTED]
EXPEDITE FEE: [REDACTED]
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FEE: [REDACTED]
TOTAL: [REDACTED]

1/1

EXHIBIT C

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EXHIBIT D

EXHIBIT D

Exhibit D is especially important. Joe Duffy has claimed since 2021 that the certificate of completion was never filed correctly and then expired...All lies.

The tax assessors office follows all building permits and takes careful note on when a permit is completed. They use what they call a "WORK SHEET", its comprised of sever points of data. Square footage, latest homes sold in the area, level of detail and quality of construction, and most important to this case....When the certificate of completion was filed. In this case it was, correctly, on 8/27/2020. They pull these records from the building dept records and are notified by the building dept when a permit is completed.

Joe duffy went into building dept records and changed my permit status from completed to expired. This is something he can do with building dept records....but not with the tax assessors records. I have included copies of the tax assessors records in exhibit D.

This clearly shows that building dept records were falsified in retaliation for Bernie getting indicted in 2021

C

This is absolute evidence they deleted my c.o.c. the s.f. tax assessors office used sfdbi records to reassess Naples in sept of 2020. Dbi records show completion of permit on 8/27/2020...The certificate I have in hand shows the same date.

Joe Duffy has claimed that it was never filed...or filed incorrectly....a complete lie. It also shows that county records were altered and deleted. This is a felony....to alter or delete official records.....it also shows motive and malice with intent. Why would someone do that and lie about it?....why would someone do that in the first place? And everyone in dbi fell right into place and followed his lead....did what they were told. There are only 2 people who had that power in dbi.....Patrick O'Riordan and Joe Duffy. Patrick O'Riordan was the other signature on the c.o.c. along with Bernie Curran.

This shows conspiracy to commit fraud...no two ways about it.....it proves the motive to conspire against me for Bernie Curran getting jail time.

That's why Mauricio told me, back in 21," we know who you've been talking to." He meant the FBI.... I also have evidence that they changed the approved drawings back in 21....it was Kevin Birmingham.....I have the evidence of that as well.

This is BIG Jonny. This is a federal crime...its not a, I said.... they said... thing anymore. Ive had pretty good evidence the whole thing was a farce from day one. But being able to prove they deleted my C.O.C.....it's a whole different story now. Its not a 2mil or 3mil suit now.....it's a federal offence.

Talk to the partners. I think we should refile in lieu of new evidence, which has taken me over 2 years to get. But I finally got it. The nail in the coffin, the smoking gun, the guy on the grassy knowl. I really want to go after these guys Jonny....I want them in jail!

The last time I talked to the FBI...I think was before I hired Callahan and Blain. Not sure....but they asked me if I had an attorney, and I said yes. I think it was Scott Emblidge with Moscone Law at that time. He handled the Richards case and got him 1.8 back in 2021. After the settlement he wasn't able to pursue my case....part of the settlement...that's when I found you guys. Anyway...the last I talked to the FBI, they insisted that if I had an attorney, he should file the complaint. So that's what I think we should do. FBI. D.A., maybe states attorneys office...theyre the office that prosecuted Bernie Curran. It started at the city attorneys office and they referred it to the state attorneys office for prosecution. The city attorney knows all this...

Lets get the house sold....I think I owe you guys about 60k....probably more than that. Charles can get it done quickly.

I want these guys in jail for what they've done to me. We have them over a barrel now....No more bending over to buf or dpw or Kevin Birmingham or Joe Duffy.

I have no idea if we go to the judge with this information or not....that's your department....Proof they altered documents changes everything....



City and County of San Francisco
Department of Building Inspection

CERTIFICATE OF FINAL COMPLETION AND OCCUPANCY

LOCATION: 800 Naples St.
(number) (street)

6008/001
(block and lot)

Permit Application No: 201810183586 Type of Construction: WB Stories: 2 Dwelling Units: 1

Basements: 0 Occupancy Classification: R-3 No. of Guestrooms: 0 with cooking facilities: 0

Description of Construction: To comply with NOV 20189541.1. Structural, Street/Masonry to include removing & replacing floor framing, remove 1 (one) elevator. Add 2 New elevators on each side. Remove (2) laundry & load floor.

To the best of our knowledge, the construction described above has been completed and, effective as of the date the building permit application was filed, conforms both to the Ordinances of the City and County of San Francisco and to the Laws of the State of California. The above referenced occupancy classification is approved pursuant to Section 109A of the *San Francisco Building Code*.

Any change in the use or occupancy of these premises--or any change to the building or premises--could cause the property to be in violation of the *Municipal Codes* of the City and County of San Francisco and, thereby, would invalidate this *Certificate of Final Completion and Occupancy*. A copy of this *Certificate* shall be maintained on the premises and shall be available at all times. Another copy of this *Certificate* should be kept with your important property documents.

Before making any changes to the structure in the future, please contact the Department of Building Inspection, which will provide advice regarding any change that you wish to make and will assist you in making the change in accordance with the *Municipal Codes* of the City and County of San Francisco.

This certificate issued on: 8/27/2020

by:

(Signature)

Building Inspector

Printed Name

Patrick O'Riordan, Interim Director

(Copies: White (original to inter-office), Blue (to property owner), Yellow (to Building Inspector), Pink (to Housing Inspector))

Subject was purchased on 8/1/2018 by G C Block Investments COM LLC on 8/1/2018 for \$785K.
 -Property was listed on MLS on 9/3/2020 for \$1,388,000 on 10/13/2020 was revised to \$1,288,000. The listing expired on 12/31/2020.

-Assessor used the 9/3/2020 listing date as the completion date of construction.

-It is currently listed again on 3/13/2021 for \$1,250,000. It is marketed as a duplex with an in-law studio on G/F.

-In the plans, the existing floor plans do no represent the condition/layout of property before construction. See existing tab which includes MLS listings showing condition of property prior to NC.

Welcome to our Permit / Complaint Tracking System!

Permit Details Report

Report Date: 3/22/2021 10:46:13 AM

Application Number: 201800107003

Location Number: H

Address(es): 6008 1301 / 3 200 NAPLES ST

Description: KITCHEN & BATH CABINETS, PAINT, DRYWALL, FLOORING, AND TO COMPLY WITH NOW 2017121245

Cost: \$36,000.00

Occupancy Code: R-3

Building Use: 27 - 1 FAMILY DWELLINGS

Disposition / Stage:

Action Date	Stage	Comments
8/10/2018	TRIAL	
8/10/2018	FILED	
8/10/2018	APPROVED	
8/10/2018	ISSUED	
8/27/2020	COMPLETED	551079 Final Inspection/Approved

Contact Details:

Contractor Details:

License Number: _____

Name: _____

Company Name: _____

Address: _____

Phone: _____

OWN

OWNER OWNER

OWNER

OWNER * OWNER CA 00030-0000

6/27/2020



City & County of San Francisco
 José Cisneros, Treasurer
 David Augustine, Tax Collector
 Property Tax Bill (Secured)

1 Dr. Carlton B. Goodlett Place
 City Hall, Room 140
 San Francisco, CA 94102
www.sftreasurer.org

For Fiscal Year July 1, 2019 through June 30, 2020

Vol	Block	Lot	Bill No	Mail Date	Property Location
36	6008	001	20191695160	October 16, 2019	200 NAPLES ST

Assessed on January 1, 2019 at 12:01am
 To: NAME WITHHELD PER CA AB 2238

ADDRESS INFORMATION
 NOT AVAILABLE ONLINE

► TOTAL DUE \$11,620.88

1st Installment	2nd Installment
\$5,810.44	\$5,810.44
Due 12/10/2019	Due 05/15/2020

Assessed Value

Description	Full Value
Land	\$706,500
Structure	\$78,500
Fixtures	
Personal Property	
Gross Taxable Value	\$785,000
Less HO Exemption	\$0
Less Other Exemption	\$0
Net Taxable Value	\$785,000
Tax Amount	\$9,263.78

Important Messages

TAX DEFAULTED

Direct Charges and Special Assessments

Type	Telephone	Amount Due
45 - Living Wage for Educators 2018 Tax	(415) 355-2203	\$309.52
46 - San Francisco Bay Restoration Authority	(888) 508-8157	\$12.00
55 - Building Inspection	(415) 558-6088	\$1,636.60
89 - SFUSD Facility Dist	(415) 355-2203	\$38.28
91 - SFCCD Parcel Tax	(415) 487-2400	\$99.00
98 - SFUSD Teacher Support	(415) 355-2203	\$261.70

Total Direct Charges and Special Assessments

\$2,357.10

Keep this portion for your records. See back of bill for payment options and additional information.



City & County of San Francisco
 Property Tax Bill (Secured)
 For Fiscal Year July 1, 2019 through June 30, 2020

Pay online at www.sftreasurer.org

Vol	Block	Lot	Bill No	Property Location
36	6008	001	20191695160	200 NAPLES ST

- ☐ Check if contribution to Arts Fund is enclosed.
 For other donation opportunities go to www.Give2SF.org

Detach stub and return with your payment.

Write your block and lot on your check.

2nd Installment cannot be accepted unless 1st is paid.

San Francisco Tax Collector
 Secured Property Tax
 P.O. Box 7426
 San Francisco, CA 94120-7426

2nd Installment Due

Pay by	May 15, 2020	\$5,810.44
If paid after	May 15, 2020	\$6,436.48
includes 10% penalty and applicable fees		
Paid 05/29/2020		



City & County of San Francisco
 Property Tax Bill (Secured)
 For Fiscal Year July 1, 2019 through June 30, 2020

Pay online at www.sftreasurer.org

Vol	Block	Lot	Bill No	Property Location
36	6008	001	20191695160	200 NAPLES ST

- ☐ Check if contribution to Arts Fund is enclosed.
 For other donation opportunities go to www.Give2SF.org

Detach stub and return with your payment.

Write your block and lot on your check.

If property has been sold, please forward bill to new owner.

San Francisco Tax Collector
 Secured Property Tax
 P.O. Box 7426
 San Francisco, CA 94120-7426

1st Installment Due

Pay by	December 10, 2019	\$5,810.44
If paid after	December 10, 2019	\$6,391.48
includes 10% penalty		
Paid 01/16/2020		



Pat mg <bigblockpat@gmail.com>

Here's some recent communication re releases for City of SF

2 messages

MacKenzie, Kathy <KMacKenzie@ortc.com>
To: Patrick Gallagher <bigblockpat@gmail.com>

Mon, Sep 9, 2024 at 12:54 PM

On 8/1/2024 at 2:46 PM, CSD-CPU\egoveia posted (WT) (and emailed DLeath@ortc.com; kmackenzie@ortc.com on 8/1/2024 at 2:46 PM):
REGARDING CITY AND COUNTY OF SAN FRANCISCO CODE ENFORCEMENT DOC#2018-K642319, 2019-K730948, 2019-K90683 AND 2016-K290398 & 2019-K778900: Received email stating "The lien that were attached only reflected the amounts due that got assessed thru the property taxes. 200 Naples has multiple complaints open and in order to abate the case all Notice of violations with HIS and CES must be corrected with approved final sign off, a Final Bill (FB) will not be generated until the corrections have been completed. Until the Final Bill is generated and paid, we will not remove the Order of Abatement. If you would like to speak to someone please feel free to contact me or CES at 628-652-3430" Tasks complete.

On 8/1/2024 at 9:18 AM, CSD-CPU\egoveia posted (WT): REGARDING CITY AND COUNTY OF SAN FRANCISCO CODE ENFORCEMENT DOC#2018-K642319, 2019-K730948, 2019-K90683: Sent request to email E:dbi.codeenforcement@sfgov.org via Internal Docs. P:(628) 652-3430. Tasked to follow up 8/5.

On 8/1/2024 at 8:56 AM, CSD-CPU\egoveia posted (WT): REGARDING CITY AND COUNTY OF SAN FRANCISCO CODE ENFORCEMENT DOC#2016-K290398 & 2019-K778900: Sent request to email E:dbi.codeenforcement@sfgov.org via Internal Docs. P:(628) 652-3430. Tasked to follow up 8/5.

Kathy MacKenzie, Escrow Officer

Denise Leath Team

ORTC LICENSE #2560-01

T: (916) 984-1380 EXT #5 | Fax: (916) 221-9005 | Shoretel: 42406

1180 Iron Point Road, #190 | Folsom, CA 95630

**BEWARE! WIRE FRAUD IS ON THE RISE.**

Accepting wire and disbursement instructions via email can be dangerous, especially changes to those instructions. Always verify by calling the originator of the email using previously known contact information prior to sending funds.

Important Notice: The information contained in this email is private and confidential. It is intended only for the recipient(s) named above. If you are not named above or are not an agency of the recipient(s), then you have received this email in error, and to review, distribute or copy this transmission or its attachment(s) is strictly prohibited by federal law. If you have received this email in error please notify the sender by email immediately. If you are the proper recipient and if this email contains "protected health information", you must abide by the rules of the HIPAA and other privacy laws that apply. Thank you for your attention to this notice.

Pat mg <bigblockpat@gmail.com>
To: "Jonny W. Homberger" <jhomberger@callahan-law.com>

Mon, Oct 7, 2024 at 12:39 PM

abatements....code enforcement can cancell these at any time
[Quoted text hidden]



Pat mg <bigblockpat@gmail.com>

REVISED Building Permit Application# 202108096049 Invoice

1 message

DBIONLINESERVICES@sfgov.org <DBIONLINESERVICES@sfgov.org>
To: BIGBLOCKPAT@gmail.com

Wed, Dec 28, 2022 at 11:12 AM

Dear Permit Applicant,

Your permit is ready for issuance. Your invoice below was generated by Cheng Hong Chan.

INVOICE

Project:	200 NAPLES ST	Application#:	202108096049
Invoice Number:	20221214-122RL1	Invoice Date:	12/28/2022
Total Due:	\$2,248.67	Due Date:	Upon Receipt

FEE CODE	DESCRIPTION	FEE AMOUNT
BLDGSTD-I		

Bldg Stds Admin Spec Revolv Fund

\$1.00

REC RET-I Records Retention Fee DBI (Issuing) \$10.00

BLDG-I Bldg Permit Insp Fee (Issue) \$324.82

DCP-I DCP Plan Check (Issue) \$1,061.89

CURB Curb DPW \$180.00

DBI BOAS-I DBI Board of Appeals Surcharge (Issue) \$22.50

STRG MO-I Strong Motion Instrumentation Fee \$4.37

PLAN REV-I Plan Review (Issue) DBI \$612.59

DPW BOAS-I DPW Board of Appeals Surcharge (Issue) \$9.00

DCP BOAS-I DCP Board of Appeals Surcharge (Issue) \$22.50

Click here to pay your fees online. Please note that online payments are subject to a 2.5% convenience fee for credit card payments (minimum \$2.00). There is no convenience fee when paying by eCheck.

For ADU applications: Please submit payment online. Please refer to the separate email you received from Planning staff for additional information and contact CPC.ADU@sfgov.org if you have any questions.



Pat mg <bigblockpat@gmail.com>

REVISED Building Permit Application# 202108096049 Invoice

1 message

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To: BIGBLOCKPAT@gmail.com

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DPW BOAS-I DPW Board of Appeals Surcharge (Issue) \$9.00

DCP BOAS-I DCP Board of Appeals Surcharge (Issue) \$22.50

So what this shows ...as of the issuance Of 6049, there were no outstanding abatements. If there were...they would have been due And payable before issuing the permit Which was jan of 2023

Click here to pay your fees online. Please note that online payments are subject to a 2.5% convenience fee for credit card payments (minimum \$2.00). There is no convenience fee when paying by eCheck.
For ADU applications: Please submit payment online. Please refer to the separate email you received from Planning staff for additional information and contact CPC.ADU@sfgov.org if you have any questions.

Permit Details Report

Report Date: 2/24/2024 2:48:38 AM

Application Number: 202108096049

Form Number: 3

Address(es): 6008 / 001 / 0 200 NAPLES ST

Description: TO COMPLY WITH NOV #202175602: This proposal is for a new ADU in a single family residence , within the existing envelope. Restoration of existing curb cut per scope of work on

Cost: \$33,599.56

Occupancy Code: R-3

Building Use: 28 - 2 FAMILY DWELLING

Disposition / Stage:

Action Date	Stage	Comments
8/9/2021	TRIAL	
8/9/2021	FILING	
8/9/2021	FILED	
1/10/2023	APPROVED	
1/10/2023	ISSUED	

Contact Details:

Contractor Details:

Addenda Details:


Description:

Station	Rev#	Arrive	Start	In Hold	Out Hold	Finish	Checked By	Review Result	Hold Description
CP-GEN		8/9/21	8/9/21	8/9/21	8/11/21	8/11/21	BAEZA ROGELIO		PLANNING PERMIT Please contact rogelio.baeza@sfgov.ca any questions. 8/11/21 APPLICATION APPROVED INVITE SENT TO AGENCIES TO JOIN BLUEBEAM SESSION 8/9/2021: AWAITING PAYMENT.
HIS		8/11/21	8/9/22			8/9/22	LUTON MATT		
BID-INSPI		8/11/21	8/17/21			8/17/21	MCHUGH KEVIN		no penalty
CES		8/11/21	8/14/21			8/14/21	GREENE EDWARD		ok to process eg
EID-INSPI		11/18/22	11/18/22			11/18/22	BURKE KENNETH		ok to process
CP-ZOC		8/11/21	8/31/21	9/7/21	11/7/22	11/7/22	KWIAKOWSKA NATALIA		11/7/22: Approved 1/2 State program in a single-family home. N work under this program 9/29/22: project 9/29/22: pending response (curb cut and off-street must be removed to a Variance and Appeal) - NK. 1/4/22: project pending Variance; contact natalia.kwiatkowska@sfgov.ca for pending comments. - NK 9/7/21: Placed in will.hughen@sfgov.ca 8/26/21: assign to ph contact will.hughen@sfgov.ca - NK
									Customer has yet to 1 comments as provide reminded customer application form 3 to bluebeam has no ref number. conversatio phone. original com issued 9/14/2021 via ASSIGNED TO SUPP SPECIAL PROJECT
BLDG		8/11/21	9/14/21	9/14/21	9/14/21	9/29/22	HERNANDEZ HECTOR		

ASR INFORMATION

PROPERTY ADDRESS: 200 Naples St
ASSESSORS PARCEL NUMBER: 6008 001
PERMIT APPLICATION NUMBER: 201810183586 & 201808107063
PERCENTAGE COMPLETE: 100%
DATE OF VALUATION: September 3, 2020
VALUED BY APPRAISER: Barry Kwan

DBI INFORMATION

PERMIT COST: \$100,000
STATED COST: 
DESCRIPTION: To comply with nov 201895477 (bid). Structural strengthening include removing & replacing the floor framing. Remove 1 (e) dormer, add 2 (n) dormers on each side, demo (e) laundry at 2nd floor.

Instructions: Fill in non-shaded areas

Description of Work	Width (H)		Length (V)		Total	\$ PSF	Peter Daly		Value Added
	Feet	Inches	Feet	Inches			Quality	Level	
G/F			x	=	0.00 sq.ft.	x			\$ -
2020 PD Bsmt Conversion - In Law Unit			x	=	280.00 sq.ft.	x	S	115.00 Econ Med	\$ 32,280
*In-law is a studio used Econ/Med quality					0.00 sq.ft.				\$ -
2020 PD Add Interior Stairs			x	=	54.00 sq.ft.	x	S	428.00 Econ Med	\$ 23,112
*Used Econ quality because straight stairs			x	=	0.00 sq.ft.	x			\$ -
			x	=	0.00 sq.ft.	x			\$ -
			x	=	0.00 sq.ft.	x			\$ -
2/F			x	=	0.00 sq.ft.	x			\$ -
2020 PD Major Kitchen & Bath Remodel - Chng Flr Plan			x	=	326.00 sq.ft.	x	S	326.00 Econ High	\$ 106,276
*Used Econ/High due to smaller size and bath is not a full bath			x	=	0.00 sq.ft.	x			\$ -
			x	=	0.00 sq.ft.	x			\$ -
			x	=	0.00 sq.ft.	x			\$ -
3/F			x	=	0.00 sq.ft.	x			\$ -
2020 PD Attic Conversion with dormers			x	=	629.00 sq.ft.	x	S	436.00 Stan Med	\$ 274,244
*Includes stairs, room, and bath			x	=	0.00 sq.ft.	x			\$ -
			x	=	0.00 sq.ft.	x			\$ -
			x	=	0.00 sq.ft.	x			\$ -
			x	=	0.00 sq.ft.	x			\$ -
			x	=	0.00 sq.ft.	x			\$ -
			x	=	0.00 sq.ft.	x			\$ -
			x	=	0.00 sq.ft.	x			\$ -
			x	=	0.00 sq.ft.	x			\$ -
Property Becomes:			x	=	0.00 sq.ft.	x			\$ -
G/F: 1 Total Room, 1 Bath - 370sf			x	=	0.00 sq.ft.	x			\$ -
2/F: 3 Total Rooms, 1/2 Bath - 748sf			x	=	0.00 sq.ft.	x			\$ -
3/F: 2 Total Rooms, 2 Beds, 1 Bath - 629sf			x	=	0.00 sq.ft.	x			\$ -
Total: 6 Total Rooms, 3 Beds, 2.5 Baths - 1747sf			x	=	0.00 sq.ft.	x			\$ -
Lump Sum Adjustments									\$ -
									\$ -
									\$ -
TOTAL VALUE ADDITION					Construction area: 1,289 sq.ft.				\$ 435,832

Description of Work	Width		Length		Total	\$ PSF	Peter Daly		Value Subtracted
	Feet	Inches	Feet	Inches			Quality	Level	
Credit to existing GLA on G/F with 10 years life			x	=	280.00 sq.ft.	x	S	23.00	\$ 6,440
Credit to existing Interior stairs on G/F w 10 years life			x	=	54.00 sq.ft.	x	S	85.60	\$ 4,622
Credit to existing kit,bath on 2/F with 10 years life			x	=	326.00 sq.ft.	x	S	65.20	\$ 21,256
Credit to existing GLA in attic with 10 years life			x	=	629.00 sq.ft.	x	S	87.20	\$ 54,849
			x	=	0.00 sq.ft.	x			\$ -
			x	=	0.00 sq.ft.	x			\$ -
Lump Sum Credits									\$ -
									\$ -
									\$ -
TOTAL VALUE DEDUCTION					1289.00 sq.ft.				\$ 87,166

TOTAL VALUE	0 sq.ft.	\$	348,666
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IN-PROGRESS CALCULATION (if applicable)	% COMPLETE	100%	\$ 348,000
---	------------	------	------------

DBI INFORMATION

PERMIT COST: \$100,000

DESCRIPTION:

To comply with nov 201895477 (bid). Structural strengthening include removing & replacing the floor framing. Remove 1 (e) dormer, add 2 (n) dormers on each side, demo (e) laundry at 2nd floor.

Instructions: Fill in non-shaded areas

Additions to Square Footage / Value AddedSubtractions to Square Footage / Assessed Value

TOTAL VALUE

IN-PROGRESS CALCULATION (if applicable)

% COMPLETE

100%

Note: This information request is for active construction projects as of JANUARY 1, 2025. As such, please respond ONLY with information pertaining to permits for rows below beginning 1/1/2025. Rows beginning with earlier years (e.g. 1/1/2024) are historical, and DO NOT require a response with information.

1/1/2019	PERMIT #: 201808107063 - KITCHEN & BATH CABINETS PAINT DRYWALL FLOORING AND TO COMPLY WITH NOV 201721245
1/1/2020	PERMIT #: 201810183586 - TO COMPLY WITH NOV 201895477 (BID). STRUCTURAL STRENGTHENING INCLUDE REMOVING & REPLACING THE FLOOR FRAMING. REMOVE 1 (E) DORMER, ADD 2 (N) DORMERS ON EACH SIDE, DEMO (E) LAU
1/1/2020	PERMIT #: 201808107063 - KITCHEN & BATH CABINETS, PAINT, DRYWALL, FLOORING, AND TO COMPLY WITH NOV 201721244
1/1/2021	PERMIT #: 201810183586 - TO COMPLY WITH NOV 201895477 (BID). STRUCTURAL STRENGTHENING INCLUDE REMOVING & REPLACING THE FLOOR
1/1/2022	PERMIT #: 202107023726 - TO PARTIALLY COMPLY WITH NOV 202175602 DRAWINGS REVISION DOCUMENT ALL CHANGES PA 201810185586 LEGALIZ
1/1/2024	PERMIT #: 202108096049 - TO COMPLY WITH NOV #202175602: THIS PROPOSAL IS FOR A NEW ADU IN A SINGLE FAMILY RESIDENCE . WITHIN
1/1/2025	PERMIT #: 202108096049 - TO COMPLY WITH NOV #202175602: THIS PROPOSAL IS FOR A NEW ADU IN A SINGLE FAMILY RESIDENCE . WITHIN



City & County of San Francisco

49 South Van Ness Avenue, San Francisco CA 94103-1226

Date: October 14, 2021

Property Address: 200 NAPLES ST

Block: 6008 Lot: 001 Seq.: 00

Director's Order Number: **201644272** - A

**FINAL BILL- Assessment of Costs
Code Violations Outstanding**

To:

MADISON TRUST CO FBO PATRIC
GALLAGHER PATRICK
PO BOX 523
BYRON CA, 94514

Dear Property Owner(s):

Our records show that all required work has been completed to abate the code enforcement case referenced above. Before the Director's Order of Abatement referenced above can be lifted the final accrual of Assessment of Costs must be paid.

Failure to correct the violations associated with this Director's Order, prior to the **DIRECTOR'S HEARING AND RECORDED ORDER OF ABATEMENT** resulted in the accrual of "ASSESSMENT OF COSTS" pursuant to 102A.3 & 102A.17 of the San Francisco Building Code. Said Code requires that this Department's "cost of preparation for and appearance at the hearing, and all prior and subsequent attendant costs shall be assessed upon the property owner. Said violations will not be deemed legally abated until the property owner makes full payment of the assessment..."

The final Assessment of Cost AMOUNT accrued to date NOW DUE AND PAYABLE is : \$3,043

Payment must be by cashiers's check or money order & must be accompanied by this original letter.

Please tender payment by mail (or in person during regular business hours) to the address indicated below:

Assessment of Costs Payment
Department of Building Inspection
Housing Inspection Services
49 South Van Ness Ave, Suite 400
San Francisco, CA 94103-1226

Please make all checks payable to City and County of San Francisco Department of Building Inspection or CCSF-DBI.

TO AVOID HAVING A LIEN RECORDED UPON YOUR PROPERTY AND LEVIED ON YOUR NEXT PROPERTY TAX BILL, it is necessary for you to tender payment immediately.

The Complaint of the Director of the Department of Building Inspection will be lifted, and the structure cited above brought into compliance with the applicable sections of the San Francisco Building and Housing Codes related to this complaint **UPON PAYMENT OF ALL ASSESSMENT OF COSTS** now due.

Please note that this Assessment of Costs does not include costs incurred by the Department as a result of litigation which may be filed by the City against the property owner to compel code compliance. If such litigation is filed by the City, the property owner may be responsible for litigation costs that include, but are not limited to the staff time necessary for trial discovery, depositions, trial, attorney's fees, and civil penalties as provided for by state law & the San Francisco Housing Code.

Housing Inspection Services can be reached at (628) 652-3700 should you have any questions.

Your prompt cooperation on this matter is appreciated.

Patrick O'Riordan, Interim Director
Department of Building Inspection

By: James Lawrie
Housing Inspector

cc: HIS File

This was after Bernie was indicted and
After they red tagged me for "expired permit"
When they actually deleted it



City & County of San Francisco
49 South Van Ness Avenue, San Francisco CA 94103-1226

Date: October 14, 2021

Property Address: 200 NAPLES ST

To:
MADISON TRUST CO FBO PATRIC
GALLAGHER PATRICK
PO BOX 523
BYRON CA, 94514

Block: 6008 Lot: 001 Seq: 00

Director's Order Number: 201644272

- A

FINAL BILL- Assessment of Costs
Code Violations Outstanding

Dear Property Owner(s):

Our records show that all required work has been completed to abate the code enforcement case referenced above. Before the Director's Order of Abatement referenced above can be lifted the final accrual of Assessment of Costs must be paid.

Failure to correct the violations associated with this Director's Order, prior to the **DIRECTOR'S HEARING AND RECORDED ORDER OF ABATEMENT** resulted in the accrual of "ASSESSMENT OF COSTS" pursuant to 102A.3 & 102A.17 of the San Francisco Building Code. Said Code requires that this Department's "cost of preparation for and appearance at the hearing, and all prior and subsequent attendant costs shall be assessed upon the property owner. Said violations will not be deemed legally abated until the property owner makes full payment of the assessment..."

The final Assessment of Cost AMOUNT accrued to date NOW DUE AND PAYABLE is : \$3,043

Payment must be by cashier's check or money order & must be accompanied by this original letter.
Please tender payment by mail (or in person during regular business hours) to the address indicated below:

Assessment of Costs Payment
Department of Building Inspection
Housing Inspection Services
49 South Van Ness Ave. Suite 400
San Francisco, CA 94103-1226

Please make all checks payable to City and County of San Francisco Department of Building Inspection or CCSF-DBI.

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[illegible]

22/09/2022

3/8
BLDG.
FORM

OSHA APPROVAL REQUIRED
APPROVAL NUMBER

APPLICATION NUMBER
207104002020

G. 3/8

BLOOD FORM

APPLICANT

NUMBER 2267-2

OSHA APPROVAL REQUIRED
APPROVAL NUMBER

no. 2/

DATE	
NO	<input type="checkbox"/>
YES	<input type="checkbox"/>
NAME	

(70)
7

25

3585

☐ YES ☒ NO

100

10/10/10 10:10:10

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ent is issued.

With this
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for retention
production laws
copy of this form

5/8/24 11:55 AM

Department of Building Inspection

03/09/18	GENERAL MAINTENANCE	Lawrie	CASE UPDATE	Reviewed with senior for DH referral.	James Lawrie 09-MAR-18	HIS
03/09/18	GENERAL MAINTENANCE	Lawrie	REFER TO DIRECTOR'S HEARING	DH scheduled 4-19-2018	James Lawrie 09-MAR-18	HIS
04/04/18	GENERAL MAINTENANCE	Lawrie	DIRECTOR HEARING NOTICE POSTED		James Lawrie 05-APR-18	HIS
04/13/18	GENERAL MAINTENANCE	Lawrie	TELEPHONE CALLS	Spoke with previous owner's lawyer, mailed NOV and Notice of Hearing to new owner.	James Lawrie 13-APR-18	HIS
04/20/18	GENERAL MAINTENANCE	Lopez	DIRECTOR'S HEARING DECISION	The property owner was represented at the Director's Hearing. A 30 Continuance was issued.	Jose Lopez 24-APR-18	HIS
05/17/18	GENERAL MAINTENANCE	Lawrie	DIRECTOR HEARING NOTICE POSTED		James Lawrie 17-MAY-18	HIS
05/31/18	GENERAL MAINTENANCE	Karos	DIRECTOR'S HEARING DECISION	Owner/Agent: "No Show" - day Order issued	Andrew Karos 04-JUN-18	HIS
06/25/18	GENERAL MAINTENANCE	Lawrie	ORDER OF ABATEMENT POSTED		James Lawrie 25-JUN-18	HIS
08/22/18	GENERAL MAINTENANCE	Lawrie	CASE UPDATE	Generated initial bill, forwarded to clerical staff	James Lawrie 22-AUG-18	HIS
09/29/21	GENERAL MAINTENANCE	Vos	REINSPECTION 3	Inspector Prasad performed a reinspection at the subject property and found that the items identified on the Notice of Violation were corrected. BPA 201808107075 issued to comply with this NOV finalized 8/27/2020.	Avery Vos 29-SEP-21	HIS
10/01/21	GENERAL MAINTENANCE	Vos	CASE UPDATE	Generated final bill.	Avery Vos 01-OCT-21	HIS

COMPLAINT ACTION BY DIVISION

NOV (HIS): 09/11/17

NOV (BID):

Inspector Contact Information

Online Permit and Complaint Tracking home page.

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City and County of San Francisco

EXHIBIT E

EXHIBIT E

5/9/24, 11:55 AM

Department of Building Inspection

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05/17/18	GENERAL MAINTENANCE	Lawrie	DIRECTOR HEARING NOTICE POSTED		James Lawrie 17-MAY-18	HIS
05/31/18	GENERAL MAINTENANCE	Karcs	DIRECTOR'S HEARING DECISION	Owner/Agent "No Show" 7 day Order issued	Andrew Karcs 04-JUN-18	HIS
06/25/18	GENERAL MAINTENANCE	Lawrie	ORDER OF ABATEMENT POSTED		James Lawrie 25-JUN-18	HIS
08/22/18	GENERAL MAINTENANCE	Lawrie	CASE UPDATE	Generated initial bill, forwarded to clerical staff	James Lawrie 22-AUG-18	HIS
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[Online Permit and Complaint Tracking home page.](#)**Technical Support for Online Services**

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E

DAMAGES FROM BERNIE

1. The first was stopping progress in 2018 on 200 Naples st and insisting I hire Santos. This was going to be a 10 week project at the most. Adding Santos to the project cost 13k initially, 3k in cash up front, and then 140,000 to the project in seismic retrofit and 8 mos. In delays. Santos never did get me a working set of drawings, so I had to fire him and hire base design for another 3,000 dollars and more delays. The delays at that time were 6k a month...So from May of 2018 to august of 2020...total damages were over \$318,000. So on 8/27/2020 I finally received my c.o.c. and we were fully into covid lockdown and I had to take out a hard money loan to weather the storm until may of 2021, at which time we were in escrow for approximately 1.18 mil. In 2019 it would have been around 1.6 mil. So 420k loss there, and then Bernie gets arrested.....and they red tag my home 4 days before it was supposed to close. Now comes the retaliation....

2. So had Bernie not been involved at all, none of this would have ever happened. I would have finished the project in 10 weeks with an honest inspector, if there was one, sold the home in 2019, and retired. But because of Bernie getting involved, when he shouldn't have been at all, it turned into 7 years instead of 10 weeks.

3. So now came the retaliation for Bernie. And I had to take out more hard money loans to cover the erroneous changes being forced upon me by Joe Duffy and his merry band of followers. All my principle was gone, ended up with \$800,000 in loans on Naples and my residence. Had to spend all of my savings on hundreds of trips into s.f.. Had to sell 2 vintage corvettes, 2 boats, a very rare 1975 f250 highboy pick-up truck, and stop all my projects I had going at the time. Everything was 200 Naples. No vacation since 2019 up to today. The holding costs averaged about \$7,000 a month for the last 7+ years....590k. In summary
Holding costs-590k

Corvettes-63k

Boats-35k

Truck-24k

Mothers inheritance-35k

Miscellaneous- 50k

4. Had to start taking my carpenters pension early....this will cost \$700 a month for the rest of my life.

5. Loss of income on principle...was averaging 300k per year before Naples st. very low estimate of \$ 2.1 mil in the last 7 years and counting...

TOTAL MONATARY....3.633,000 DOLLARS

PUNATIVE DAMAGES

1. Was going to sell my place in 2019 and buy place in Santa Rosa and move my mother in with me. We lost her in Jan 2022.

2. No enjoyment of retirement for 7 years and counting. No vacations, no hobbies, no anything but 200 Naples st. and counting

3. Nothing but stress and anxiety for the last 7 years and counting. Loss of hair. Psoriasis gone nuts, very little sleep, high blood pressure, stomach problems, etc

- Hiring Base Design after firing Santos: \$3,000
- Delay costs (\$6,000/month, May 2018 – Aug 2020): \$318,000

Totaling: \$477,000

2. Lost Sale Value

- Home would have sold for ~\$1.6M in 2019, instead sold in 2021 for ~\$1.18M
- Loss: \$420,000

Totaling: \$420,000

3. Loans & Retaliation Costs

- Hard money loans on Naples & residence: \$800,000
- Holding costs (~\$7,000/month for 7+ years): \$590,000

Totaling: \$1,390,000

4. Loss of Income

- Pre-Naples average income ~\$300,000/year
- 7 years lost: \$2,100,000

Totaling: \$2,100,000

Summation of Monetary Damages: [\$477,000 + \$420,000 + \$1,390,000 + \$2,100,000]

TOTAL: \$4,387,000

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Very truly yours,
Christopher Brainard

Tel: (310) 266-4115 Email: christopherbrainard@gmail.com

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2 attachments



Revised Motion for Default Judgment.doc

123K

Fidelity National Title Company

2365 Iron Point Road . Suite 150, Folsom, CA 95630

Phone: (916)984-4170

ESTIMATED SELLER'S STATEMENT

Settlement Date: April 30, 2025
Disbursement Date: April 30, 2025

Escrow Number: FSSE-4022401426
Escrow Officer: Denise Leath
Email: Denise.Leath@fnf.com

Borrower: Qi Huan Hu**Borrower:** Qi Jiu Hu**Borrower:** Qi Yong Hu

Seller: Madison Trust Co., fbo Patrick P. Gallagher, IRA, Acct #7527846263
 470 Coletas Way
 Byron, CA 94514

Property: 200 Naples Street
 San Francisco, CA 94112
 Parcel ID(s): Lot 001, Block 6008

		\$	DEBITS	\$	CREDITS
FINANCIAL CONSIDERATION					
Sale Price of Property					998,000.00
COMMISSIONS					
Commission - Listing Broker	Homes by Delia		24,950.00		
	\$998,000.00 @ 2.5000% = \$24,950.00				
per Patrick					
Commission - Selling Broker - Seller	Golden River Realty		24,950.00		
Paid	\$998,000.00 @ 2.5000% = \$24,950.00				
TITLE & ESCROW CHARGES					
Title - CALFIRPTA Processing Fee	Fidelity National Title Company		45.00		
Title - Escrow Fee	Fidelity National Title Company		905.50		
Title - Mobile Signing Fee			175.00		
Title - Owner's Title Insurance 50/50	Fidelity National Title Company		2,632.00		
Policies to be issued:					
Owners Policy					
Coverage: \$998,000.00 Premium: \$2,632.00 Version: ALTA Owner's Policy 2021					
GOVERNMENT CHARGES					
San Francisco County Transfer Tax	Fidelity National Title Company		6,786.40		
(\$6,786.40)					
PAYOFFS					
Payoff of First Mortgage Loan	Iron Oak Home Loans fbo SUTTER REV TRUST		644,692.47		
Principal Balance	600,000.00				
Interest To	37,979.67				
Lates	4,045.50				
unpaid charges	2,427.30				
other fees	240.00				
Payoff of Second Mortgage Loan	Iron Oak Home Loans fbo Baggin Management		141,165.58		

7/12/25, 1:04 AM

Gmail - 200 naples St, SF - LIENS WE NEED REMOVED



Pat mg <bigblockpat@gmail.com>

200 naples St, SF - LIENS WE NEED REMOVED

22 messages

MacKenzie, Kathy <KMacKenzie@ortc.com>

Fri, May 12, 2023 at 11:37 AM

To: bigblockpat <bigblockpat@gmail.com>

Cc: "chaska.berger@sfgov.org" <chaska.berger@sfgov.org>, "Kelly.wong@sfgov.org" <Kelly.wong@sfgov.org>

Hello all!

The attached items appear on our title report which we need to have cleared prior to transferring title to purchaser. We'd like a demand from you to state amount due to pay in full, with notation that upon receipt of said amount you will either have releases recorded, or will send us the original releases and we can record in escrow.

Thanks!!

*Kathy MacKenzie, Escrow Officer**Denise Leath Team*

T: (916) 984-1380 EXT #5 | Fax: (916) 221-9005 | Shoretel: 42406

DIRECT LINE: (916) 787-3972

1180 Iron Point Road, #190 | Folsom, CA 95630

**BEWARE! WIRE FRAUD IS ON THE RISE.**

Accepting wire and disbursement instructions via email can be dangerous, especially changes to those instructions. Always verify by calling the originator of the email using previously known contact information prior to sending funds.

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